

HORNCHURCH

TO LET

PROMINENT DOUBLE SHOP PREMISES

APPROX 142.6 sqm/ 1,535 sq.ft

WITH FORECORT AND REAR CAR PARKING



63-65 STATION LANE, HORNCHURCH, ESSEX RM12 6JU



LOCATION

This rarely available subject property occupies a highly prominent and visible roadside position fronting Station Lane adjacent to Hornchurch Driving Test Centre being a short walk to the High Street.

DESCRIPTION

Rarely available Detached Prominent Double Shop premises with forecourt and rear car parking and providing the following approximate dimensions and areas:-

63 Station Lane

Internal Width	5.234m/17ft 2ins
Shop Depth	12.69m/41ft 5ins
Retail Area	68sqm/732sq.ft
Rear Storage	21sqm/226sq.ft
Plus WC	

65 Station Lane

Internal Width	4.53m/15ft
Shop Depth	11.834m/38ft 10ins
Retail Area	53.61sqm/577sq.ft

Entire totals 142.6sq.m/1,535sq.ft approx.

- Forecourt and rear car parking
- Rarely available retail roadside opportunity
- Adjacent to Driving Test Centre
- Short walk to High Street
- Opposite Police Station

TENURE

New FRI lease for a term to be agreed with periodic upward only rent reviews.

COMMENCING RENTAL

£32,500 pax (NO VAT), plus Business Rates.

LEGAL COSTS

To be paid by ingoing tenant

GDPR

General Regulations (GDPR) will take effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Money Laundering Regulations

Due to recent money laundering regulations, all Tenants and Purchasers when making an offer on a property will need to provide a copy of their current Passport Photo page and a recent Utility Bill confirming their current address.

VIEWING

Strictly by appointments via agent



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EPC

See attached.